



November 7, 2016, Item # 5  
DEPARTMENT OF COMMUNITY SERVICES  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: (860) 561-7555 FAX: (860) 561-7504  
[www.westhartford.org](http://www.westhartford.org)

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

SUP  
File # 1271 - RJ-116 Application Fee 370. Surcharge Fee \$60. Date Received 10.21.16

Street Address 7 South Main St. "Sam's Gyro"

Lot or Parcel # \_\_\_\_\_ Acreage/Lot Area \_\_\_\_\_ Zone \_\_\_\_\_

Applicant's Interest in Property: Tenant

Brief Description of Proposed Activity: Outdoor dining look back  
pursuant to 177-42 A(8)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

SB Andrews Company LLC  
Record Owner's Name

10 N. Main Street  
Street

West Hartford CT 06107  
City State Zip

860-236-1253  
Telephone #

Smbat Sarkisyan  
Applicant's Name

7 Old Market Dr  
Street

Newington CT 06111  
City State Zip

860-549-2194  
Telephone #

Contact Person:

Sam Sarkisyan  
Name

7 S. Main Street  
Street

West Hartford, CT 06107  
City State Zip

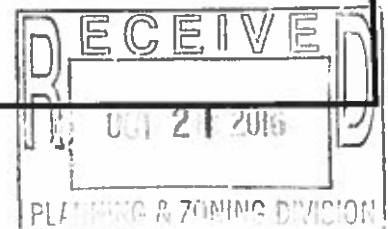
860-549-2194  
Telephone #

samsrugs@yahoo.com  
E-Mail

[Signature]  
Applicant's Signature

Signature of Owner/Authorized Agent

U: s0/TPZ/Templates/PermitApplication\_Aug2011



**URFoRM, LLC**  
ARCHITECTURE AND PLANNING  
—  
25 WESTBOROUGH DRIVE  
WEST HARTFORD, CONNECTICUT 06107

TELEPHONE (860) 561-4428  
CELL (860) 922-8999

**BRET RICHARD BOWIN, AIA**  
Office: (860) 561-4428  
Email: [bret@ur-form.com](mailto:bret@ur-form.com)

April 24, 2015

Honorable Members of the Town Plan & Zoning Commission  
Town of West Hartford  
Town Hall  
50 South Main Street  
West Hartford, Connecticut 06107

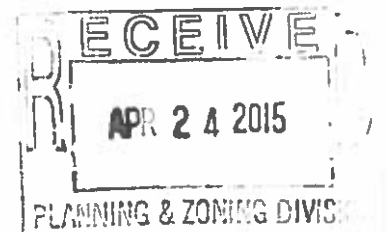
**RE: Application for a Special Use Permit for Outdoor Dining at Sam's Gyro restaurant at 7 South Main Street, West Hartford, Connecticut. Revised: 4/24/2015**

Dear Honorable Members of the Town Plan & Zoning Commission:

**Outdoor Dining Area:**

The outdoor dining area for Sam's Gyro restaurant is proposed to be located on a portion of the existing concrete paver sidewalk on the tenant's property adjacent to South Main Street. The proposed plan maintains a clear path of travel along the existing right of way, as well as access to the Sam's Gyro's entry/egress doors. This application proposes a 20' long by 11' wide outdoor dining enclosure with an opening to the east. As Sam's Gyro storefront is inset 3 feet from primary building face, the outdoor dining enclosure will project 8 feet from the primary building face. The property line is 10 feet from the building. A layout of two-top bistro style tables with 16 seats is proposed. This proposal is designed to be in full compliance with the State of Connecticut Building, Fire and Health Codes. The proposed improvements are set forth on the plans prepared by UrFoRm, LLC, provided as part of this application.

It should be known; Sam's Gyro has set up and operated the same outdoor dining enclosure as is proposed in this application for the past several years. The difference now is that they have a beer and wine liquor license pending. Town Code 177 Attachment 2, Permitted Accessory Uses, Item #11 requires application for a Special Use Permit. Additionally, the previously proposed heaters have been eliminated in this revision.



## **URFORM, LLC**

Members of the Town Plan & Zoning Commission

March 20, 2015, Revised April 24, 2015

### Town of West Hartford Zoning Code Section 177-37-2, Compliance with requirements:

#### **A. Space definition/location**

(1) The outdoor dining area shall be enclosed/defined by a freestanding metal railing system with translucent infill panels. The fence posts have base plates with bolt holes to allow anchors to be set between the existing pavers to maintain the position of the barriers.

(2) An existing building mounted retractable awning is the only proposed shading device. The awning color is black. There is 7'-9" clearance from the sidewalk to the drip edge when the awning is fully extended.

(3) No fire hydrants or hose couplings shall be obstructed.

(4) The enclosure barrier height and access openings have been designed to comply with the State of Connecticut law for service of alcoholic beverages in outdoor areas.

(5) The proposed outdoor dining area is parallel to South Main Street

#### **B. Operations**

(1) The entire proposed outdoor dining area is wheelchair accessible.

(2) The existing Sam's Gyro front entry serves as the access to the outdoor dining areas and is already equipped with a door closure mechanism.

(3) Letter from the Bloomfield-West Hartford Health District shall be provided

(4) Gas fired heating devices are not proposed with this application.

(5) No public address system is proposed with this application. (2) Dual LU43P Soffit mounted speakers with independent volume controls for background level ambient music are included and located on the plan. The decibel levels will be maintained at or below 55 decibels in the day and 45 decibels at night.

(6) The proposed outdoor dining areas are for dining only, alcoholic beverages will be adjunct to food service.

(7) The Sam's Gyro will comply with the prohibition of outdoor dining activities between the hours of 12:00 AM and 7:00 AM.

(8) The Sam's Gyro will comply with the prohibition of animals, except for service animals, within the outdoor dining areas.

## **UrFoRm, LLC**

Members of the Town Plan & Zoning Commission

March 20, 2015, Revised April 24, 2015

- (9) Lighting level shall be limited to that level which is necessary to illuminate the outdoor dining areas for patrons and staff. Tabletop votive style L.E.D.s will provide the illumination.

### **C. Maintenance.**

- (1) The Sam's Gyro understands that: during the season when the outdoor dining area is in operation, it shall be kept clear of litter, food scrapes, soiled dishes and utensils at all times. The entire sidewalk surface in and around the outdoor dining area shall be swept as necessary, but not less frequently than daily, and cleaned to remove greases, oils and stains by steam cleaning or a similar process on a monthly basis. Spilled materials shall be cleaned promptly. Sweeping debris or spilled materials into gutters of public streets is prohibited.
- (2) The Sam's Gyro understands that trash receptacles shall be emptied whenever full and shall be emptied at the end of each business day.
- (3) The existing awning has a drip edge located seven feet nine inches above the ground, when the awning is fully extended, and does not have writing on it.
- (4) The Sam's Gyro understands that the tables and chairs shall be of commercial grade and be sufficiently weighted to avoid displacement by wind.
- (5) The entirety of the proposed outdoor dining enclosure barriers, tables and chairs shall be stored in the basement below Sam's Gyro.

Very truly yours,



Bret Bowin, AIA  
UrFoRm, LLC  
Architect for Sam's Gyro

**TOWN OF WEST HARTFORD  
PUBLIC HEARING**

**TOWN COUNCIL** \_\_\_\_\_  
**TOWN PLAN AND ZONING** ✓  
**INLAND WETLANDS & WATERCOURSES** \_\_\_\_\_  
**ZONING BOARD OF APPEALS** \_\_\_\_\_

**PUBLIC HEARING DATE** December 7, 2016

**PROPERTY ADDRESS OF APPLICATION** 7 South Main St.

This acknowledges receipt of a sign purchased in the Town Planner's Office for a public hearing to be held on the above date and concerning the above location.

In accordance with the West Hartford Zoning Ordinance, effective September 9, 1968, as amended, and the administrative procedures of the Inland Wetlands and Watercourses Agency, I shall post this sign on the property in question continuously for seven (7) days previous to the above hearing date in a conspicuous place that is both perpendicular to and visible from the public street.

I will submit an affidavit at the public hearing stating that said sign has been continuously posted as required by the Zoning Ordinance; otherwise said hearing on this location will be illegal. The sign will be removed from the property no later than three (3) days after the public hearing.

1  
**Number of Signs  
Received**

10/24/16  
**Date Sign Was  
Received**

\$ 20  
**Dollar Amount Paid**

  
**Signature of Applicant**

860-549-2194  
**Applicant's Telephone #**



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Filing Information Required by P.A. 75-317

TOWN OF WEST HARTFORD

SPECIAL USE PERMIT: #1271

NAME OF RECORD OWNER: SB Andrew Company LLC

STREET ADDRESS OF PROPERTY: 7 South Main Street

DEED REFERENCE - VOLUME: PAGE: ZONE: BC

ORDINANCE: 177 SECTION: 42A (5a & 5b)

DATE APPROVED: May 4, 2015 EFFECTIVE DATE: May 22, 2015

LEGAL NOTICE OF ACTION PUBLISHED: May 7, 2015

DESCRIPTION OF ACTION:

7 South Main Street – Application (SUP #1271) of Smbat Sarkisyan, owner Sam's Gyro (Bret Bowin, Contact) seeking a Special Use Permit to authorize a sixteen (16) seat outdoor dining area. The outdoor dining area will include a freestanding metal railing system, an existing retractable awning and wall mounted speakers. (Submitted for TPZ receipt on April 6, 2015. Required public hearing scheduled for May 4, 2015.)

CONDITIONS:

1. The proposal meets the finding requirements of Section 177-42A (5a) of and 177.37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. The applicant shall comply with the operational statement submitted as part of the application. The operational statement shall be stripped onto the final plan.
4. All music and noise associated with the outdoor speakers shall comply with the Town of West Hartford Noises Ordinance, Chapter 123.
5. Pursuant to West Hartford Code of Ordinance Section 177-42A (8), the applicant shall return to TPZ prior to August of 2016 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
6. This letter of approval shall be stripped onto the final plan.



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